

# 2013 Tippecanoe County Property Tax Report with Comparison to 2012

Legislative Services Agency

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## **This report describes property tax changes in Tippecanoe County between 2012 and 2013.**

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Tippecanoe County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	1.1%	\$143,526,559	\$6,431,678,324	4.2%
Change		2.4%	2.4%	
2012	3.8%	\$140,184,818	\$6,281,728,199	4.0%

The total tax bill for all taxpayers in Tippecanoe County increased by 1.1% in 2013. The main reason was a 2.4% increase in the levy. Certified net assessed value also increased 2.4% in this reassessment year. The rise in the levy was the same as the rise in assessed value, so the average tax rate was unchanged. With little change in tax rates by taxing district, tax caps as a share of the levy changed little, rising from 4.0% in 2012 to 4.2% in 2013.

Tippecanoe County homeowners experienced a 7.4% decrease in property tax bills in 2013. This was due to an increase in local property tax credits and a decrease in homestead net assessed value. Property tax rates saw little change. Statewide, the average homeowner's tax bill was almost unchanged.

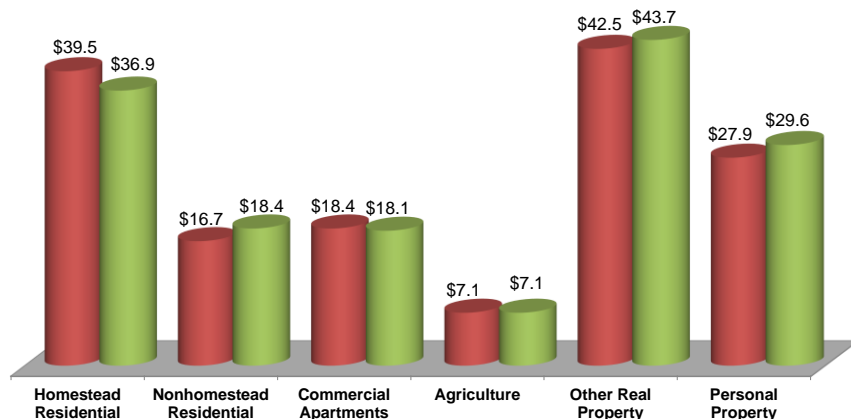
## Comparable Homestead Property Tax Changes in Tippecanoe County

	2012 to 2013	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	10,248	29.3%
No Change	330	0.9%
Lower Tax Bill	24,441	69.8%
<b>Average Change in Tax Bill</b>	<b>-7.4%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	2,800	8.0%
10% to 19%	2,163	6.2%
1% to 9%	5,285	15.1%
-1% to 1%	330	0.9%
-1% to -9%	10,462	29.9%
-10% to -19%	8,343	23.8%
-20% or More	5,636	16.1%
<b>Total</b>	<b>35,019</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

### Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$152.1 ■ 2013 - Total \$153.8



In Tippecanoe County most net property taxes were paid by business (other real and personal) and homestead property owners in 2013. Total net property taxes increased 1.1%, less than the average 2.1% increase statewide. Nonhomestead residential property saw the biggest increase, while homestead net taxes decreased by the largest percentage.

Property tax rates decreased in 21 of 38 Tippecanoe County tax districts in 2013. The average tax rate was unchanged because the levy increase was offset by a similar increase in certified net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Tippecanoe County increased by 2.4%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Tippecanoe County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$5,039,245,790	\$4,923,802,180	-2.3%	\$2,215,569,576	\$2,130,538,283	-3.8%
Other Residential	1,708,959,100	1,789,740,300	4.7%	1,695,771,735	1,777,750,335	4.8%
Ag Business/Land	451,551,300	460,451,000	2.0%	448,136,979	457,066,248	2.0%
Business Real/Personal	3,719,352,560	3,818,647,178	2.7%	2,864,596,646	3,004,596,303	4.9%
<b>Total</b>	<b>\$10,919,108,750</b>	<b>\$10,992,640,658</b>	<b>0.7%</b>	<b>\$7,224,074,936</b>	<b>\$7,369,951,169</b>	<b>2.0%</b>

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Tippecanoe County's total billed net assessed value increased by 2.0% in 2013. Increases in business and other residential assessments more than offset decreases in homestead assessments. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$1,175,128	\$844,822	-\$330,306	-28.1%
2%	5,226,906	6,018,219	791,313	15.1%
3%	0	0	0	0.0%
Elderly	28,290	29,058	767	2.7%
<b>Total</b>	<b>\$6,430,325</b>	<b>\$6,892,099</b>	<b>\$461,774</b>	<b>7.2%</b>
<b>% of Levy</b>	<b>4.0%</b>	<b>4.2%</b>		

Total tax cap credits in Tippecanoe County were \$6.9 million, which was 4.2% of the levy. This was equal to the median or typical county percentage statewide, but less than the state average of 10.9%. Tax rates were the main determinant of tax cap credits. Tippecanoe County's average tax rate was higher than the statewide median

rate, while tax cap credits as a share of the levy were the same as the statewide median. This was because all of the county's district rates were less than \$3 per \$100 assessed value, so no property in the 3% category received credits. Most of the tax cap credits in Tippecanoe County were in the 2% nonhomestead residential/farmland category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Tippecanoe County increased \$461,774 between 2012 and 2013. Credits as a share of the total levy rose slightly to 4.2% in 2013 from 4.0% in 2012.

### Tippecanoe County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2009	2010	2011	2012	2013	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
<i>County Total</i>	<i>132,242,648</i>	<i>133,511,829</i>	<i>137,964,105</i>	<i>140,184,818</i>	<i>143,526,559</i>	<i>1.0%</i>	<i>3.3%</i>	<i>1.6%</i>	<i>2.4%</i>
Tippecanoe County	23,878,649	24,721,511	25,067,329	25,711,113	26,511,378	3.5%	1.4%	2.6%	3.1%
Fairfield Township	273,460	499,826	309,270	449,796	459,265	82.8%	-38.1%	45.4%	2.1%
Jackson Township	41,742	43,325	44,483	45,677	47,452	3.8%	2.7%	2.7%	3.9%
Lauramie Township	96,860	98,963	101,399	103,550	107,053	2.2%	2.5%	2.1%	3.4%
Perry Township	130,249	10,596	10,436	8,771	11,044	-91.9%	-1.5%	-16.0%	25.9%
Randolph Township	90,290	90,579	83,225	87,885	97,270	0.3%	-8.1%	5.6%	10.7%
Sheffield Township	80,769	24,645	25,095	26,049	22,924	-69.5%	1.8%	3.8%	-12.0%
Shelby Township	50,162	50,647	51,478	51,973	51,970	1.0%	1.6%	1.0%	0.0%
Tippecanoe Township	228,591	560,050	398,437	355,283	468,390	145.0%	-28.9%	-10.8%	31.8%
Union Township	34,135	35,951	36,868	35,420	37,489	5.3%	2.6%	-3.9%	5.8%
Wabash Township	464,433	491,219	472,566	478,868	483,539	5.8%	-3.8%	1.3%	1.0%
Washington Township	175,353	72,551	72,245	71,873	71,123	-58.6%	-0.4%	-0.5%	-1.0%
Wayne Township	79,200	80,981	80,362	78,095	122,717	2.2%	-0.8%	-2.8%	57.1%
Wea Township	360,569	378,816	369,862	339,526	394,911	5.1%	-2.4%	-8.2%	16.3%
Lafayette Civil City	25,116,610	26,192,192	27,782,034	27,655,515	28,290,954	4.3%	6.1%	-0.5%	2.3%
West Lafayette Civil City	7,690,112	7,910,276	8,080,360	8,319,677	8,791,667	2.9%	2.2%	3.0%	5.7%
Otterbein Civil Town	87,235	93,567	93,081	112,545	120,179	7.3%	-0.5%	20.9%	6.8%
Battle Ground Civil Town	213,280	220,191	225,734	230,360	238,383	3.2%	2.5%	2.0%	3.5%
Clarks Hill Civil Town	65,520	64,779	67,881	69,914	71,924	-1.1%	4.8%	3.0%	2.9%
Dayton Civil Town	180,571	185,221	189,924	151,725	181,395	2.6%	2.5%	-20.1%	19.6%
Shadeland Civil Town	369,425	326,735	324,972	267,912	269,225	-11.6%	-0.5%	-17.6%	0.5%
Benton Community School Corp	1,203,343	1,136,565	1,019,075	963,036	796,986	-5.5%	-10.3%	-5.5%	-17.2%
Lafayette School Corp	24,110,509	20,477,827	19,854,758	20,013,331	20,921,291	-15.1%	-3.0%	0.8%	4.5%
Tippecanoe School Corp	32,290,453	34,511,918	35,558,393	35,276,228	35,381,489	6.9%	3.0%	-0.8%	0.3%
West Lafayette Community School Corp	6,998,668	7,506,333	9,957,066	11,325,788	11,468,732	7.3%	32.6%	13.7%	1.3%
Otterbein Public Library	18,578	19,610	18,787	18,944	22,117	5.6%	-4.2%	0.8%	16.7%
West Lafayette Public Library	1,450,358	1,454,296	1,447,284	1,498,527	1,567,494	0.3%	-0.5%	3.5%	4.6%
Tippecanoe County Public Library	3,808,327	3,945,479	3,860,508	4,014,144	4,034,058	3.6%	-2.2%	4.0%	0.5%
Tippecanoe County Solid Waste Mgmt Dist	0	0	0	0	199,382				
Greater Lafayette Public Transportation	2,020,602	2,099,054	2,153,817	2,222,278	2,284,758	3.9%	2.6%	3.2%	2.8%
Wildcat Creek Solid Waste Mgmt Dist	199,099	208,126	207,376	201,015	0	4.5%	-0.4%	-3.1%	-100.0%
Lafayette Redevelopment Commission	435,496	0	0	0	0	-100.0%			
Tippecanoe County Redevelopment	0	0	0	0	0				
West Lafayette Redevelopment Comm	0	0	0	0	0				
Shadeland Town Redevelopment Comm	0	0	0	0	0				

**Tippecanoe County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District**

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates					Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
79001	Fairfield Twp-LSC-B	1.6574	--	3.6190%	10.8004%	--	--	--	1.4184
79002	Fairfield Twp-TSC	1.5977	--	3.6190%	9.3163%	--	--	--	1.3910
79003	Fairfield Twp-TSC-B	1.6454	--	3.6190%	9.3385%	--	--	--	1.4322
79004	Lafayette-Fairfield Twp-LSC-B	2.6016	--	3.6190%	11.4077%	--	--	--	2.2107
79005	Lafayette-Fairfield Twp-TSC-B	2.5896	--	3.6190%	10.4816%	--	--	--	2.2245
79006	Jackson Twp-TSC	1.5855	--	3.6190%	9.2414%	--	--	--	1.3816
79007	Lauramie Twp	1.6025	--	3.6190%	9.2247%	--	--	--	1.3967
79008	Clarks Hill Town	2.4019	--	3.6190%	7.7333%	--	--	--	2.1292
79009	Perry Township-TSC	1.5787	--	3.6190%	9.3948%	--	--	--	1.3733
79010	Perry Township-TSC-B	1.6264	--	3.6190%	9.4149%	--	--	--	1.4144
79011	Randolph Township-TSC	1.6681	--	3.6190%	9.2193%	--	--	--	1.4539
79012	Sheffield Township-TSC	1.5817	--	3.6190%	9.3739%	--	--	--	1.3762
79013	Dayton Town-TSC	2.0419	--	3.6190%	11.3656%	--	--	--	1.7359
79014	Shelby Township-BSC	1.1615	--	3.6190%	8.2220%	--	--	--	1.0240
79015	Shelby Township-TSC	1.5531	--	3.6190%	9.3025%	--	--	--	1.3524
79016	Otterbein Town-BSC	2.3476	--	3.6190%	12.5999%	--	--	--	1.9668
79017	Tippecanoe Township-TSC	1.5851	--	3.6190%	9.3581%	--	--	--	1.3794
79018	Tippecanoe Township-TSC-B	1.6328	--	3.6190%	9.3792%	--	--	--	1.4206
79019	Battle Ground Town-TSC	2.1571	--	3.6190%	8.1569%	--	--	--	1.9031
79020	Shadeland Town-TSC	1.6728	--	3.6190%	9.4720%	--	--	--	1.4538
79021	Shadeland-TSC-B	1.7205	--	3.6190%	9.4889%	--	--	--	1.4950
79022	Wabash Township-TSC	1.5861	--	3.6190%	9.2276%	--	--	--	1.3823
79023	Wabash Township-TSC-B	1.6338	--	3.6190%	9.2525%	--	--	--	1.4235
79024	Wabash Township-WLSC-B	1.8385	--	3.6190%	7.0404%	--	--	--	1.6425
79025	West Lafayette City-TSC-B	2.5741	--	3.6190%	8.0220%	--	--	--	2.2744
79026	West Lafayette City-WLSC-B	2.7788	--	3.6190%	6.6491%	--	--	--	2.4935
79027	Washington Township-TSC	1.6488	--	3.6190%	9.2707%	--	--	--	1.4363
79028	Wayne Township	1.6778	--	3.6190%	9.1537%	--	--	--	1.4635
79030	Wea Township-TSC	1.6154	--	3.6190%	9.3626%	--	--	--	1.4057
79031	Wea Township-TSC-B	1.6631	--	3.6190%	9.3832%	--	--	--	1.4469
79032	Lafayette City-Wea Township-LSC	2.6076	--	3.6190%	11.3814%	--	--	--	2.2164
79033	Lafayette City-Wea Township-TSC	2.5956	--	3.6190%	10.4574%	--	--	--	2.2302
79034	West Lafayette City-TSC-B-C	2.4399	--	3.6190%	8.2372%	--	--	--	2.1506
79035	West Lafayette-WLSC-B-C	2.6446	--	3.6190%	6.7779%	--	--	--	2.3696
79036	Lafayette Sheffield TSC-B	2.5833	--	3.6190%	--	--	--	--	2.4898
79037	Lafayette Wea TSC-B Annex	2.5956	--	3.6190%	10.4574%	--	--	--	2.2302
79038	Lafayette Perry-TSC	2.5803	--	3.6190%	--	--	--	--	2.4869
79039	West Lafayette Tippecanoe TSC	2.4475	--	3.6190%	8.5810%	--	--	--	2.1489

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Tippecanoe County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	827,873	5,103,527	0	28,380	5,959,780	143,526,559	4.2%
<i>TIF Total</i>	16,949	914,692	0	678	932,319	20,732,548	4.5%
<i>County Total</i>	844,822	6,018,219	0	29,058	6,892,099	164,259,107	4.2%
Tippecanoe County	138,583	828,886	0	5,006	972,475	26,511,378	3.7%
Fairfield Township	1,080	13,085	0	92	14,257	459,265	3.1%
Jackson Township	0	0	0	8	8	47,452	0.0%
Lauramie Township	0	99	0	17	116	107,053	0.1%
Perry Township	0	0	0	2	2	11,044	0.0%
Randolph Township	42	0	0	35	76	97,270	0.1%
Sheffield Township	1	13	0	1	15	22,924	0.1%
Shelby Township	1	35	0	8	44	51,970	0.1%
Tippecanoe Township	110	135	0	57	302	468,390	0.1%
Union Township	0	0	0	11	11	37,489	0.0%
Wabash Township	566	1,834	0	29	2,430	483,539	0.5%
Washington Township	0	0	0	23	23	71,123	0.0%
Wayne Township	0	0	0	1	1	122,717	0.0%
Wea Township	851	6,708	0	87	7,646	394,911	1.9%
Lafayette Civil City	127,011	1,349,713	0	6,483	1,483,207	28,290,954	5.2%
West Lafayette Civil City	180,631	574,768	0	1,540	756,939	8,791,667	8.6%
Otterbein Civil Town	120	5,494	0	26	5,640	120,179	4.7%
Battle Ground Civil Town	890	2,507	0	195	3,591	238,383	1.5%
Clarks Hill Civil Town	0	3,828	0	188	4,016	71,924	5.6%
Dayton Civil Town	0	977	0	17	994	181,395	0.5%
Shadeland Civil Town	0	0	0	79	79	269,225	0.0%
Benton Community School Corp	70	3,214	0	70	3,354	796,986	0.4%
Lafayette School Corp	97,207	1,126,971	0	6,333	1,230,511	20,921,291	5.9%
Tippecanoe School Corp	97,656	384,007	0	4,301	485,964	35,381,489	1.4%
West Lafayette Community School Corp	129,329	479,835	0	2,191	611,356	11,468,732	5.3%
Otterbein Public Library	22	1,011	0	5	1,038	22,117	4.7%
West Lafayette Public Library	19,548	116,331	0	363	136,242	1,567,494	8.7%
Tippecanoe County Public Library	17,181	102,654	0	738	120,574	4,034,058	3.0%
Tippecanoe County Solid Waste Mgmt Dist	1,042	6,234	0	38	7,314	199,382	3.7%
Greater Lafayette Public Transportation	15,932	95,188	0	436	111,556	2,284,758	4.9%
Wildcat Creek Solid Waste Mgmt Dist	0	0	0	0	0	0	
Lafayette Redevelopment Commission	0	0	0	0	0	0	
Tippecanoe County Redevelopment	0	0	0	0	0	0	
West Lafayette Redevelopment Comm	0	0	0	0	0	0	
Shadeland Town Redevelopment Comm	0	0	0	0	0	0	
TIF - 03 Fairfield Twp-TSC-B	0	0	0	0	0	3,673	0.0%
TIF - 04 Lafayette-Fairfield Twp-TSC-B	4,365	263,881	0	0	268,246	6,777,892	4.0%
TIF - 05 Lafayette-Fairfield Twp-TSC-B	0	0	0	0	0	2,238,586	0.0%
TIF - 09 Perry Township-TSC-B	0	0	0	0	0	127,345	0.0%
TIF - 12 Sheffield Township-TSC	0	0	0	0	0	66,153	0.0%
TIF - 20 Shadeland Town-TSC	0	0	0	0	0	51,118	0.0%
TIF - 21 Shadeland-TSC-B	0	0	0	0	0	129,971	0.0%
TIF - 22 Wabash Township-TSC	0	0	0	0	0	0	
TIF - 25 West Lafayette City-TSC-B	0	0	0	0	0	0	
TIF - 26 West Lafayette City-WLSC-B	0	387,538	0	0	387,538	4,774,172	8.1%
TIF - 27 Washington Township-TSC	0	0	0	0	0	0	
TIF - 30 Wea Township-TSC	0	0	0	0	0	20,793	0.0%
TIF - 31 Wea Township-TSC-B	0	0	0	0	0	426,065	0.0%
TIF - 32 Lafayette City-Wea Township-LS	2,277	107,166	0	179	109,623	975,062	11.2%
TIF - 33 Lafayette City-Wea Township-TS	0	18,147	0	498	18,645	1,180,231	1.6%
TIF - 34 West Lafayette City-TSC-B-C	4,119	123,808	0	0	127,927	1,706,530	7.5%
TIF - 35 West Lafayette-WLSC-B-C	6,187	6,855	0	0	13,043	1,402,866	0.9%
TIF - 36 Lafayette Sheffield TSCb	0	0	0	0	0	524,255	0.0%
TIF - 37 Laf Wea TSC-B Annex	0	4,639	0	0	4,639	295,431	1.6%
TIF - 38 Lafayette Perry-TSC	0	2,658	0	0	2,658	32,404	8.2%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.